From: Chatham Zoning <zoning@chathamnewyork.gov>
Date: Monday, February 9, 2026 at 11:28 AM
To: Joshua Powell <Josh@thepowellhousepress.com>
Cc: Chatham Town Clerk <townclerk@chathamnewyork.gov>
Subject: Re: Request for Public Information

Josh - In response to your inquiry I hope to clarify the roles of the various boards involved.

The Agricultural Exemption you referenced has been in place for this parcel for several years. It is an **assessment matter** handled by the Assessor under New York State law. It is based solely on agricultural use and has **no bearing on zoning, SEQRA, site plan review, or any land-use approvals**. Assessment determinations do not authorize construction or change of use.

Regarding the tasting room proposal: The project has previously been before the **Planning Board**, and it is currently before the **Zoning Board of Appeals** as an appeal of the Code Enforcement Officer's determination regarding the definition of "accessory use." The ZBA's role is limited to reviewing that specific determination.

If the applicant submits a proposal that requires **site plan review** or **SEQRA**, those processes would occur through the **Planning Board** following the standard procedures that apply to all applicants, including a public hearing. (There is documentation on the Town website under Planning Board Forms & Applications describing the process.) These reviews are not triggered by the agricultural exemption.

As for questions about relationships or Town Board matters, those are outside the scope of the Planning Board, Zoning Board, and this office. Our role is limited to administering the land-use review process in accordance with the Town Code.

I hope this clarifies the current status and the separation of responsibilities.

Regards,

Trish Fallon

PLEASE NOTE THE NEW .GOV EMAIL EXTENSION: ZONING@CHATHAMNEWYORK.GOV
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Town Office hours: Mon & Thurs, 9:30-3:00